

Presented By:

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POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive
Cumming, GA 30040
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commercial400.com



POWELL
PROPERTY GROUP

291 NORTH MAIN STREET

Office Building :

ALPHARETTA, GA 30009

FOR SALE



291 NORTH MAIN STREET

ALPHARETTA, GA 30009



OFFERING SUMMARY

Sale Price: \$479,900

Building Size: 1,200 SF

Lot Size: 0.21 Acres

Zoning: O/I

Market: North Fulton

PROPERTY OVERVIEW

1200 SF free standing office/retail building, located on Main Street in Downtown Alpharetta.

PROPERTY HIGHLIGHTS

- Walking distance from Alpharetta City Center
- Traffic counts: 40,000+ AADT
- Convenient access to GA-400, in close proximity to Avalon, an 86 acre community featuring more than 500k SF of retail
- Move-In ready office space

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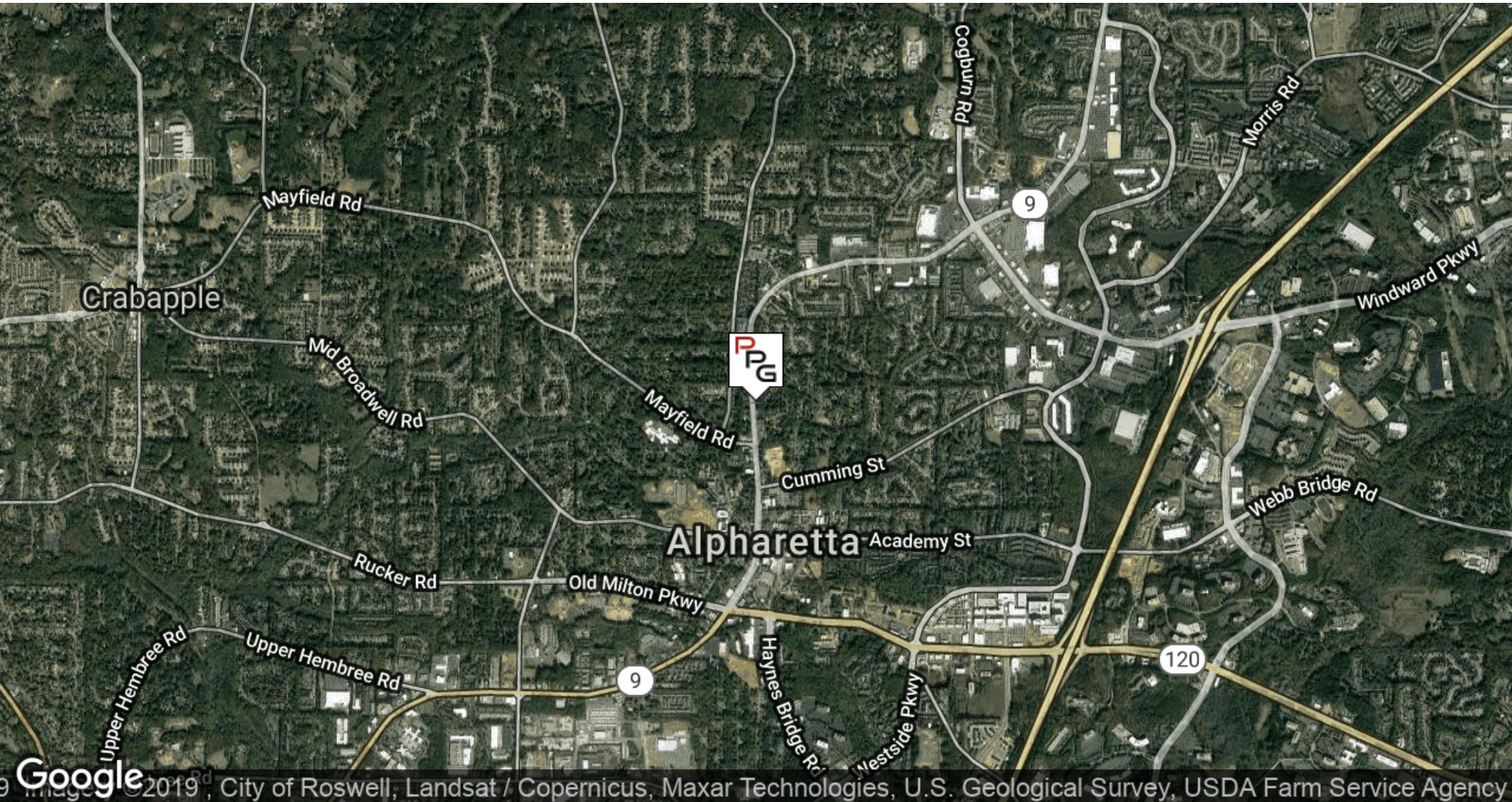
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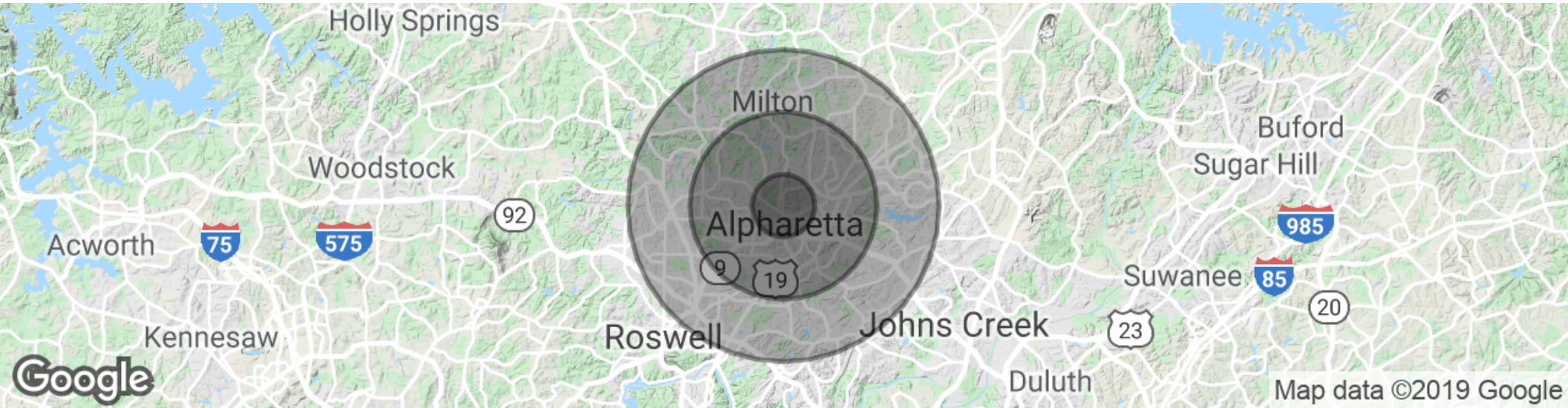
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,092	48,244	135,692
Median age	34.3	34.8	35.3
Median age (Male)	33.4	33.8	34.4
Median age (Female)	34.6	35.2	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,930	19,014	50,773
# of persons per HH	2.4	2.5	2.7
Average HH income	\$96,473	\$102,379	\$107,795
Average house value	\$285,177	\$334,351	\$373,008

* Demographic data derived from 2010 US Census

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